



12. Road Deviation



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November 13, 2024

**Camas Woods Subdivision
Road Deviation Request
PA23-30
Clark County Parcels: 178140-000,
178108-000, 178169-000, & 178159-000**



Project Summary

The subject site consists of four parcels and is ± 36.37 acres in size. The Clark County parcel numbers are 178140-000, 178108-000, 178169-000, and 178159-000 of Southeast 1/4 of Section 35, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington. Parcels 178159-000 and 178169-000 have site addresses of 920 SE Gardner Rd Camas, WA 98607 and 921 SE Gardner Rd Camas, WA 98607, respectively. The remaining parcels do not currently have addresses. The site is zoned North Shore Lower Density Residential (LD-NS), North Shore Higher Density Residential (HD-NS), North Shore Mixed Use (MX-NS), and North Shore Park/Open Space (POS-NS). This proposed road deviation request is to support the proposed Camas Woods Subdivision Application (PA23-30).

Road Deviation Request

The Applicant is requesting two road deviation modifications to the City of Camas North Shore Subarea Design Manual, Section 3.2, Figure 10 to address street geometry for the subject site. The requested deviations are listed below:

1. **Road Deviation Request #1:** Modification to City of Camas North Shore Subarea Design Manual, Section 3.2, Figure 10 "Local Street Right-of-Way" standard, to request revision of the roadway section for site frontage to maintain minimum paved width on NE Everett Drive. This section includes 19.5-ft half-width paved with a 6-ft attached sidewalk on the east side of NE Everett Drive as part of the local street improvements as shown in Figure 1.
2. **Road Deviation Request #2:** Modification to City of Camas North Shore Subarea Design Manual, Section 3.2, Figure 10 "Local Street Right-of-Way" standard, to request relief from the installation of approximately 460 linear feet of sidewalk on the south side of N Rekdahl Avenue from Tract A to Tract C as part of the local street improvements as shown in Figure 2.

Road Deviation Justification

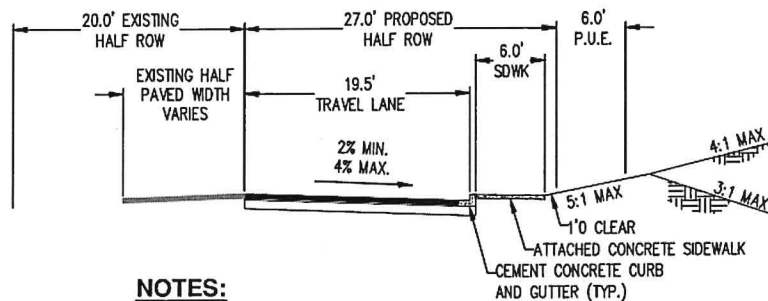
Listed below is justification for the modifications to the street standards for the requested road deviations.

1. **Road Deviation Request #1:**
 - The proposed deviation is to construct street section per Figure 1. This is intended to maximize the paved width and meet the minimum paved width requirements for the City of Camas. This will reduce the grading limits to minimize impacts towards the neighboring properties to the west of NE Everett Drive. The proposed half-width right-of-way will meet

the standard and be 27-ft. The proposed half-width paved will be 19.5-ft to maintain a minimum of 24-ft total paved width.

2. Road Deviation Request #2:

- The proposed deviation to not construct approximately 460-ft of sidewalk on the south side of N Rekdahl Avenue, from Tract A to Tract C, is designed to meet the requirements for the proposed mixed use building by maximizing parking area within North Shore High Density Residential (HD-NS) and North Shore Mixed Use (MX-NS) zones by placing the street further south. This deviation will reduce the grading limits to minimize impacts to the neighboring properties and maximize tree protection to the off-site trees at the property boundary. The south side of N Rekdahl Avenue will have a 13-ft planter strip and will be used for tree planting. This portion of the proposed roadway does not front any proposed residential lots or pedestrian facilities. The detached sidewalk will begin at the proposed parking area in Tract C. The required 54-ft minimum right-of-way width and 28-ft pavement will follow the standard detail for a local street in the North Shore.



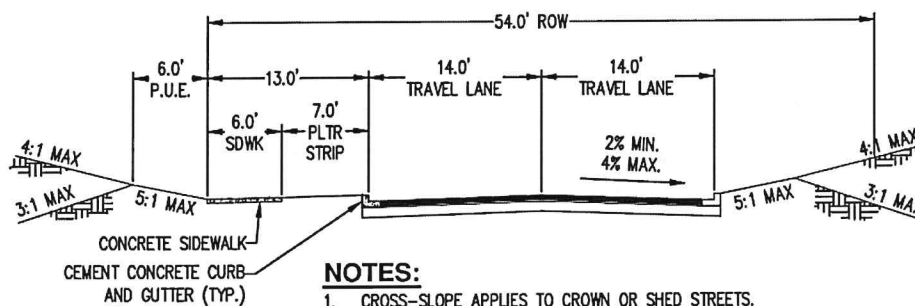
NOTES:

- CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
- NO PARKING ON NE EVERETT DRIVE.
- MINIMUM CURB RADIUS 25'.

NORTH SHORE LOCAL STREET (54' ROW) EVERETT DRIVE HALF-WIDTH

NE EVERETT DRIVE

Figure 1. NE Everett Drive Half-Width



NOTES:

- CROSS-SLOPE APPLIES TO CROWN OR SHED STREETS.
- PARKING ONLY ALLOWED ONE SIDE OF THE STREET.
- MINIMUM CURB RADIUS 25'.

NORTH SHORE LOCAL STREET (54' ROW)

N REKDAHL STREET

Figure 2. N Rekdahl Avenue Modification